

# **SUBSTITUTE TRUSTEE'S SALE**

Sale at public auction will be on December 20, 2023 on or about 11 a.m. local time, at the East door, Carroll County Courthouse, Huntingdon, Tennessee, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by HALEY BROOKE BYRD, to Chicago Title Insurance Company, Trustee, on January 26, 2022, at Record Book 714, Page 830-842 as Instrument No. 192197 in the real property records of Carroll County Register's Office, Tennessee.

Owner of Debt: CrossCountry Mortgage, LLC

The following real estate located in Carroll County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Map 95 - Parcel 14.00 115 Tate Loop, Huntingdon, TN 38344

BEGINNING on a stake in the east margin of the Old US Highway No. 70, the same being L.R. Pendergrass' Northwest corner and runs thence in an eastern direction, 106 feet to a stake; thence in a northern direction, 27 feet to a stake; thence in an eastern direction, 200 feet to a stake; thence in a northern direction, 52 feet to a hickory tree; thence in a western direction, 297 feet to a stake in the east margin of the above mentioned highway; thence South with the east margin of said highway, 80 feet to the point of beginning.

Being the same real estate conveyed to the grantor of record in Deed Book 402 at page 711 in the Register's Office of Carroll County, Tennessee.

Tax ID: 095-014.00

Current Owner(s) of Property: HALEY BROOKE BYRD

The street address of the above described property is believed to be 115 Tate Loop, Huntingdon, TN 38344, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

**SALE IS SUBJECT TO OCCUPANT(S) RIGHTS IN POSSESSION.**

THE RIGHT IS RESERVED TO ADJOURN THE DAY OF THE SALE TO ANOTHER DAY, TIME AND PLACE CERTAIN WITHOUT FURTHER PUBLICATION, UPON ANNOUNCEMENT AT THE TIME AND PLACE FOR THE SALE SET FORTH ABOVE. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE.

OTHER INTERESTED PARTIES: None

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

If applicable, the notice requirements of T.C.A. 35-5-101 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the purchase price. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

MWZM File No. 23-000277-391-1

Mackie Wolf Zientz & Mann, P.C., Substitute Trustee(s)

Cool Springs Commons, Suite 273

7100 Commerce Way, Brentwood, TN 37027

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